



# City of Newport Beach

General Plan/LCP Implementation Committee Agenda  
Newport Beach Civic Center - 100 Civic Center Drive  
Corona del Mar Meeting Room (Bay E, First Level, Room 1016)  
Wednesday, October 23, 2013 - 12:30 p.m. to 2:30 p.m.

## *Committee Members:*

Edward Selich, Council Member (Chair)  
Rush Hill, Mayor Pro Tem  
Nancy Gardner, Council Member  
Bradley Hillgren – Planning Commission Chair  
Fred Ameri – Planning Commissioner  
Jay Myers – Planning Commissioner  
Michael Toerge – At-Large Member

## *Staff Members:*

Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director  
Patrick Alford, Planning Manager  
Leonie Mulvihill, Assistant City Attorney  
Dan Campagnolo, Systems and Administration Manager

### **1) CALL MEETING TO ORDER**

### **2) ROLL CALL**

### **3) APPROVAL OF MINUTES**

*Recommended Action: Approve September 25, 2013 Minutes (attached)*

### **4) CURRENT BUSINESS**

- A. **Welcome Coastal Commission Staff.** Introductions of the Committee and visiting Coastal Commission staff.

*Recommended Action: No action required.*

- B. **LCP Certification Overview.** A discussion of the key components of the City's Local Coastal Program certification effort.

1. Implementation Plan
2. Coastal Zone boundary adjustments
3. Coastal bluffs & canyons
4. Schedule

*Recommended Action: Provide direction to staff, as necessary.*

- C. **Newport Coast LCP.** A discussion on translating the certified Newport Coast Local Coastal Program from a County to City document.

*Recommended Action: Provide direction to staff, as necessary.*

### **5) COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)**

### **6) PUBLIC COMMENTS**

*Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers.*

## **7) NEXT MEETING**

## **8) ADJOURNMENT**

This Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Committee's agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Committee. The Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the City Clerk's Office at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov).

# **Attachment No. 1**

Draft Minutes – September 25, 2013

**City of Newport Beach  
General Plan/LCP Implementation Committee Minutes**

Date: September 25, 2013

Location: Newport Beach Civic Center – 100 Civic Center Drive  
Newport Coast Meeting Room (Bay E, Second Level, Room 2017)

Members Present: Edward Selich, Council Member (Chair)  
Rush Hill, Mayor Pro Tem  
Nancy Gardner, Council Member  
Bradley Hillgren, Planning Commission Chair  
Jay Myers, Planning Commissioner  
Michael Toerge, Member At-Large

Members Absent: Fred Ameri, Planning Commissioner

Staff: Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director  
Patrick Alford, Planning Manager  
Dan Campagnolo, Systems and Administration Manager  
Leonie Mulvihill, Assistant City Attorney

Public: James Mosher  
Kathleen Crum

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**1) CALL MEETING TO ORDER**

The meeting was called to order at 12:35 p.m.

**2) ROLL CALL**

Members of the Committee, staff, and members of the public introduced themselves. Planning Commissioner Fred Ameri was absent.

**3) APPROVAL OF MINUTES**

The minutes of the July 24, 2013, meeting minutes were approved with a minor amendment.

**4) CURRENT BUSINESS**

**A. Coastal Zone Boundary**

Planning Manager Patrick Alford referred to a set of maps depicting the adjustments to the Coastal Zone boundary that were directed by the Committee. He stated that Systems and Administration Manager Dan Campagnolo was available to answer any technical questions. Staff responded to questions from Chair Selich and Mayor Pro Tem Hill regarding Map 3 and Map 1-A, respectively.

Chair Selich invited public comments. Mr. Mosher asked if staff had received any feedback from the Coastal Commission regarding adjusting the boundary beyond the limits established by the Code of Regulations. Staff responded that they had not, but found examples where the Coastal Commission had approved adjustments beyond those limits.

The Committee approved the adjustments to the Coastal Zone boundary.

## **B. Bluff Regulations**

Mr. Alford reported on a September 5, 2013, conference call with Coastal Commission District Director Teresa Henry regarding the City's Bluff Overlay regulations. He stated that Ms. Henry would like the maps relate to the Coastal Land Use Plan (CLUP) polices, including how the Predominant Line of Existing Development was established; differentiate between bluffs subject to marine erosion and those not subject to marine erosion; and depict the minimum bluff edge setbacks. He stated that Ms. Henry also believed that Development Area C needed to be more restrictive.

A discussion then ensued on CLUP bluff polices, the Bluff Overlay regulations, and how the Coastal Commission had reviewed recent City projects on coastal bluffs.

Mr. Alford continued to relay Ms. Henry's comments on Map B-5, the Breakers Drive area. He said that Ms. Henry believed that in this area development needs to be concentrated either at the base or top of the bluff, but not both.

A discussion then ensued regarding Evensen Residence and other developments in this area and how nonconforming structures would be addressed.

Mr. Alford continued, stating that Ms. Henry said that the maps need to include a disclaimer that the development zones are not guaranteed and that further restrictions may be imposed due to safety issues, habitat, or changes to site conditions over time. He added that staff only provided the Coastal Commission with the Bluff Overlay regulations and that the Implementation Plan will need to include regulations and application requirements relating to erosion, habitat protection, drainage, and water quality.

The Committee directed staff to prepare draft regulations for the bluffs and canyon areas.

## **C. Draft Implementation Plan**

Mr. Alford went over the draft coastal zoning district chapters that were distributed at the previous meeting. He noted updates and corrections. He then went over the draft special purpose coastal zoning districts chapter that was provided in the meeting packet, focusing on the Planned Community (PC) Coastal Zoning District.

A discussion then ensued on the Castaways Marina and Newport Country Club PC.

The Committee then approved the draft chapters with the revisions noted by staff.

## **D. October Meeting Topics**

The Committee directed to staff to the following topics on the October meeting agenda, which will be attended by Coastal Commission staff:

1. Scheduling
2. Bluffs and canyons
3. Implementation plan format and content
4. Coastal Zone boundary adjustments

## **5) PUBLIC COMMENTS**

None.

6) **COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)**

The next meeting will be at 12:30 p.m. on Wednesday, October 23, 2013.

7) **ADJOURNMENT**

The meeting adjourned at approximately 1:45 p.m.

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Edward Selich, Chair